

ZB# 69-26

Benedetto D'Angelo

(no SBL)

to be filed

Benedetto
D'Angelo 69-26

(Re-hearing)
Nov. 19, 1969
4:10 PM

11-9-70

Pictures taken large #1 - #2 & #3. with my friends or some
also Picture #3 small.

signed Benedetto D'Angelo

Benedetto
D'Angelo 10/19/26 (Re-hearing)
Nov. 19, 1969
4:10 PM

**PUBLIC NOTICE OF HEARING
BEFORE THE ZONING BOARD
OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 36
Request of BENEDETTO and ANGELA D'ANGELO for a Variance of the regulations of the Zoning Ordinance, to permit operation of a barber shop being a Variance of Article III, Section 48-7, for property owned by him situated as follows: No. 273 Quassaick Avenue, New Windsor, N.Y.

SAID HEARING will take place on the 17th of November, 1969, at the New Windsor School, beginning at 8 o'clock p.m.

PATRICIA DELIO
Secretary

Nov 7

**State of New York
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he isPrincipal Clerk..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published
One Time

.....
in said newspaper, commencing on the.....7th.....day of
.....November.....A.D., 19 69 , and ending on
the7th..... day ofNovember..... A.D., 19 69

Subscribed and sworn to before me this
.....7th..... day of.....November..... 19..... 69

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1971





Processed
by
Steve Robinson



Processed
by
Steve Robinson



TAKEN FROM SIDE DOOR

(BUBBER SHOP)

Processed
by
Steve Robinson



~~17~~ 17

6

Processed
by
Steve Robinson



Processed
by
Steve Robinson



Processed
by
Steve Robinson



TAKEN FROM SIDE BEDROOM WINDOW

Processed
by
Steve Robinson



Processed
by
Steve Robinson

A



Processed
by
Steve Robinson



Processed
by
Steve Robinson

ORANGE COUNTY PLANNING BOARD
COUNTY BUILDING, GOSHEN, NEW YORK

PETER GARRISON
PLANNING DIRECTOR

EDWIN J. GARLING
ASSISTANT PLANNING DIRECTOR

ROYAL BRUCE HARDE
ASSISTANT PLANNER

(914) 294-5151

November 6, 1969


Mrs. Louise A. Budney, Chairman
Town of New Windsor Zoning Board
of Appeals
Veronica Avenue, M.D. #42
New Windsor, New York 12550

Re: Use variance - Barber shop on
Quassaick Avenue

Dear Mrs. Budney:

We are in receipt of the above, which has been re-submitted, and refer to our previous letter dated September 19, 1969, whereby County approval was granted. At this point, the matter is one for local determination.

Very truly yours,


Kenneth A. MacVean, Chairman
Orange County Planning Board
Review Committee

KAM:f



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

August 21, 1969

1763
Benedetto D'Angelo
273 Quassaick Avenue
New Windsor, N. Y. 12550

Dear Sir:

According to my records, the following list of property owners are within the 500 feet of the area you inquired about:

✓ Cervoni, Gilda M. & Lewis J. x
39 Cross St., M. D. 14
Newburgh, N. Y.

✓ Peri, William & Anna x
37 Cross St., M. D. 14
Newburgh, N. Y.

✓ Scalzo, Angelo & Mary x
35 Cross St.
Newburgh, N. Y.

✓ Davis, Clifford & Marie x
33 Cross Street
Newburgh, N. Y.

✓ Denton, Harriet C.
31 Cross Street, M.D. 14 x
Newburgh, N. Y.

✓ Alessi, Angelo & Anna M.
29 Cross St.
Newburgh, N. Y.

✓ Coppola, Edgar P. & Rose M.
27 Cross St.
Newburgh, N. Y.

✓ Cimorelli, Louis B. & Virginia
25 Cross St.
New Windsor, N. Y.

✓ Farley, Edward & Jane R.
Cross St. (No. 21)
New Windsor, N. Y. 12550

✓ Vecchio, George J. & Julia M. x
4 Schoonmaker Dr.
New Windsor, N. Y. 12550

✓ Diamonti, Patrick J. & Gloria M. x
Schoonmaker Dr., (No. 8) M.D. 14
New Windsor, N. Y. 12550

✓ Crudele, Michael Angelo & Helen A.
29 1 Quassaick Ave.
New Windsor, N. Y. 12550

✓ Gillen, Kathryn E. & Mary A. x
289 Quassaick Ave., M. D. 14
New Windsor, N. Y. 12550

✓ Angelone, Joseph A. & Jeannie P.
Moore's Hill Rd., R. D. 2
New Windsor, N. Y. 12550

✓ Nilsson, Gosta & Adelaide
279 Quassaick Ave.
Newburgh, N. Y. 12550

4 Heller, Martin J. & Susswein, Max
c/o Columbus Trust Co.
78 Broadway
Newburgh, N. Y. 12550

✓ Moulton, Edward C. x
P. O. Box 88
New Windsor, N. Y. 12550

✓ Pennisi, Richard J. & Ruth P.
265 Quassaick Ave.
Newburgh, N. Y. 12550



OFFICE OF THE ASSESSOR

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Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Page 2

Benedetto D'Angelo

1763

✓ Garzione, Eugene & Carissima & Rao Roma
263 Quassaick Avenue
Newburgh, N. Y. 12550

✓ Grzibowski, John S. & Buser Mary
261 Quassaick Ave.
Newburgh, N. Y. 12550

✓ Warmers, Fredric J. & Fred E
& Tessie W.
P. O. Box 148
Newburgh, N. Y. 12550

✓ Peterson, Dorothy E & Wells, Emma L,
c/o Kaplan, Irving & Davis &
Schwartzman, Irving
9 Charlotte Place /
Monroe, N. Y. 10990

✓ Detoro, Gus J. & Della M. &
John James
260 Quassaick Ave.
New Windsor, N. Y. 12550

✓ Showler, William J. & Mabel Louise
258 Quassaick Ave.
Newburgh, N. Y. 12550

✓ Sun Oil Company
1608 Walnut Street
Philadelphia, Pa.

✓ Kaplan, David & Irving
264 Quassaick Ave.
Newburgh, N. Y. 12550

✓ Barone, ~~Benedict~~ & Celia
266 Quassaick Ave.,
Newburgh, N. Y. 12550

✓ Panella, Emil
c/o Fiedelholtz, Jerald & Emilio Panella
10 Stonecrest Dr.
New Windsor, N. Y. 12550

✓ Wasicko, William & Katherine
272 Quassaick Ave.
New Windsor, N. Y. 12550

✓ Poliotti, Angelo & Naomi
276 Quassaick Ave.
Newburgh, N. Y. 12550

✓ Pacione, Anthony & Sylvia
278 Quassaick Ave.
New Windsor, N.Y. 12550

✓ Terrasi, Alfonso & Rita Marie
280 Quassaick Ave.
Newburgh, N. Y. 12550

✓ Ferguson, Ann C. & Harry C.
P. O. Box 1161
Newburgh, N. Y. 12550

✓ Ruby, Ralph, Jr.
284 Quassaick Ave.
New Windsor, N. Y. 12550

✓ Davis, Thomas R. & Hermie L.
286 Quassaick Ave., M.D. 14
Newburgh, N. Y. 12550

✓ Gandolfini, Attilio & Maria
24 Cross St., M. D. 14
Newburgh, N. Y. 12550

✓ Martini, Anthony J. & Virginia
26 Cross St., M. D. 14
Newburgh, N. Y. 12550

✓ O'Brien, Donald W. & Lois A.
Lillian Place, M.D. 14
Newburgh, N. Y. 12550

✓ Holt, Holger C. & Evelyn M.
32 Cross Street
Newburgh, N. Y. 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Page 3

Benedetto D'Angelo

1763

✓ Lampack, William & Evelyn S.
34 Cross St.
Newburgh, N. Y. 12550

✓ Dittbrenner, George C. & Mildred L.
36 Cross St.
Newburgh, N. Y. 12550

✓ Hammond, Edward K. & Helen M. x
c/o Miller, Joseph S. & Helen M.
38 Cross Street
New Windsor, N. Y. 12550

✓ Bolduc, Josephine & Leo
44 Cross St., M. D. 14
Newburgh, N. Y. 12550

Respectfully submitted,

Ellsworth E. Weyant

ELLSWORTH E. WEYANT, Chairman
Board of Assessors
Town of New Windsor

EEW:pd

Encs.

Adopted 12/20/65

APPLICATION FOR VARIANCE

APPLICATION NO. 69-26

DATE: Oct. 22, 1969

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (we) BENEDETTO & ANGELA D'ANGELO of 273 Quassaick Ave., New Windsor,
(Street & number)

New York
(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY 273 Quassaick Ave., RA RB
(Street & Number) (Use district on Zoning Map)
- B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: Art. III, Sect. 48-7)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because:
Applicant originally bought the property before enactment
of zoning law, with intention of opening a barber shop
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: Applicants' property is next to a drug store,
across the street from a law office, beauty shop and post
office, ~~AND DENTIST~~ also a grocery store and gas station are nearby
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because:

Same answer as #1

Requested use will be quiet, clean and unobtrusive
and will further provide a needed professional service for
the area.

Please refer to answers in Nos. #1 & #2.

See sketch attached

No new construction will be done

Application to be reviewed and approved by the Board of the
Commission for the City of New York, Department of the City
Planning Commission, 111 West 42nd Street, New York, N.Y. 10018

Application to be reviewed and approved by the Board of the
Commission for the City of New York, Department of the City
Planning Commission, 111 West 42nd Street, New York, N.Y. 10018

Application to be reviewed and approved by the Board of the
Commission for the City of New York, Department of the City
Planning Commission, 111 West 42nd Street, New York, N.Y. 10018

October 27, 1969

27th

October,

69

273 Quassaick Ave.

New Windsor, N.Y.

JO. 2-9694

ALFRED F. CAVALARI
Notary Public in the State of New York
Residing in and for Orange County
Commission expires March 30, 1971

69-26
Nov. 17, 1969
Nov. 17, 1969

Oct. 22, 1969
Nov. 7, 1969

Application denied.

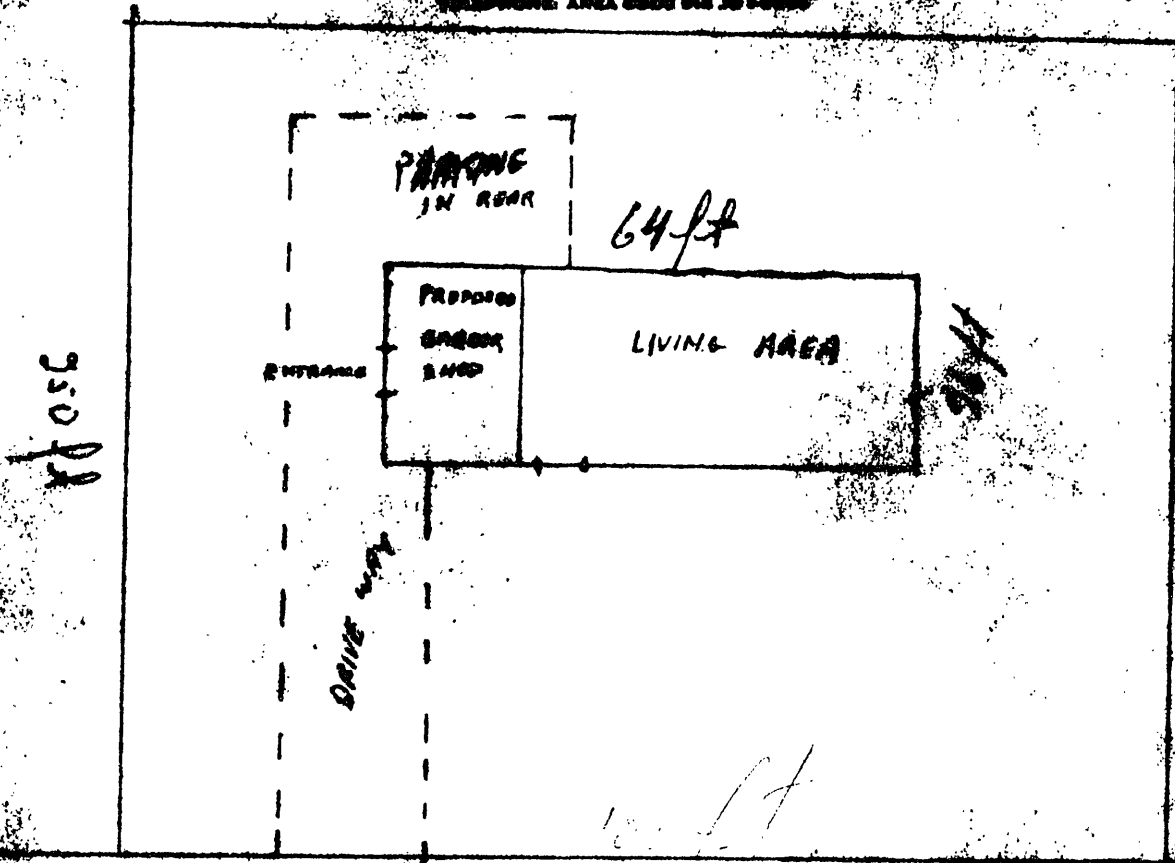
Alfred J. Cavalari

ATTORNEY AT LAW

P. O. BOX 879

VALE GATE, NEW YORK 10984

TELEPHONE: AREA CODE 609 366-1000



ROUTE 94

RENEDETTO
D'ANGELO

NOT TO SCALE

573 QUASSACK AVE.
NEW WINDSOR

8/11/69

10/28/69

Alfred J. Cavalari
ATTORNEY AT LAW
P. O. Box 278
VAILS GATE, NEW YORK 12584
TELEPHONE: AREA CODE 914 JO 1-5969

PUBLIC NOTICE OF HEARING BEFORE

THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 36

Request of Benedetto and Angela D'Angelo for a Variance of the regulations of the Zoning Ordinance, to permit Operation of a
(Describe Proposal)

Barber Shop, being a Variance of Article III, Section 48-7, for property owned by him situated as follows:
273 Quassaick Avenue
New Windsor, N. Y.

SAID HEARING will take place on the 17th of November, 1969, at the New Windsor School, beginning at 8 o'clock P. M.

LOUISE A. BUDNEY

Chairman

As the owner of Salon Domenique, a beauty shop located across from the D'Angelo property, I object to the granting of a variance to allow a barber shop on the premises. I am paying taxes on a commercial property for my business and feel that Mr. D'Angelo should be located in a commercial area and pay similar taxes for the right to operate his business. What guarantee do I have that some day the barber shop may become a beauty shop and give me competition?

Dominique Pr...

Veronica Ave., P. O. 42
New Windsor, N. Y. 12550
November 19, 1969

Alfred Cavalari, Esq.
P. O. Box 276
Vails Gate, N. Y. 12584

Dear Mr. Cavalari:

Please be informed that the application
for a Variance of Benvenuto and Angela D'Angelo,
which hearing took place on the 17th of November,
1969, was denied.

Yours very truly,

Louise L. Eudney,
Chairman

/pd

cc: Howard Collett, Chairman of Planning Bd.
Lawrence Jones, Atty./Planning Insp.

Public Hearing

Application for Variance
Benedetto D'Angelo

Name	Address
Adelaide Gibson	279 Quassaick Ave.
Esther R. Gibson	" " "
Benedetto D'Angelo	273 Quassaick Ave
Angelo D'Angelo	273 Quassaick Ave
Alfred Pavalari	Carls Place N.Y.
William J. Kellor	700 39 So Plank Rd. Tr
Michael A. Crudele	297 New Yorks.
Helen A. Crudele	291 Quassaick Ave. Nbg.
Edford Davis	33 Cross St. New Windsor
Angelo Alessi	29 Cross St, New Windsor
Edgie Coppola	27 Cross St. New Windsor
Richard Perrin	265 Quassaick Ave
Ed D'Amico	269 Quassaick Ave

Route 94
Quassaick Avenue,
Newburgh, N.Y.

December 7, 1965

Town Board,
Town of New Windsor
244 Union Avenue,
Newburgh, N.Y.

Gentlemen:

Several years ago I purchased a house on Route 94 next to the New Windsor Pharmacy. It was my intention at that time to ultimately open a barber shop therein, since this is and has been my livelihood for many, many years. At present, I have a barber shop in the City of Newburgh.

As you may know, the area around my home contains several other businesses, all of which are essential for local service to the residents in the vicinity. Under the new zoning ordinance, however, it appears that the area in which my house is located, is residential.

I would appreciate it if you would note this letter on your record and advise as to what steps may be necessary, if any, for me to operate my shop.

Very truly yours,

Benedetto D'Angelo

FHA MORTGAGEE NO. 34096-3	U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL HOUSING ADMINISTRATION	FHA CASE NO. 373-115711
CONDITIONAL COMMITMENT FOR MORTGAGE INSURANCE UNDER THE NATIONAL HOUSING ACT <input checked="" type="checkbox"/> SEC. 203(b) <input type="checkbox"/> SEC.		PROPERTY ADDRESS 273 Massaick Avenue Tn. New Windsor Orange County, N.Y. 12550
MORTGAGEE Newburgh Savings Bank 94 Broadway Newburgh, New York 12550	ESTIMATED FHA VALUE <input type="checkbox"/> Replacement Cost Sec. 213 or 220 Value (Excl. Cl. Costs) .. \$ 34000 Closing Costs \$ 1500 FHA VALUE.....\$ 35000 COMMITMENT ISSUED BY (Authorized Agent) <i>[Signature]</i>	MONTHLY ESTIMATES Fire Ins. \$ 7.00 Taxes \$ 55.00 Main. & Repairs \$ 12.00 Heat & Utilities \$ 46.00 COMMITMENT Issued: <i>Sept 18</i> 1969 Expired: <i>March 18</i> 1970 <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED (See Gen. Cond. #3) Improved Floor Area <i>2490</i> Sq. Ft.
COMMITMENT TERMS MAX. MORT. AMT. \$ <i>30000</i> NO. MOS. <i>36</i> MAX. INTEREST <i>6 7/8</i> %		
INFORMATION The estimates of fire insurance, taxes, maintenance/repairs, heat/utilities and closing costs are furnished for mortgagee's and mortgagor's information. They may be used to prepare FHA Form 2900, Application for Credit Approval, when a firm commitment is desired.		
GENERAL COMMITMENT CONDITIONS		
<p>1. MAXIMUM MORTGAGE AMOUNT AND TERMS -</p> <p>(a) OCCUPANT MORTGAGORS: The mortgage amount and term set forth in the heading are the maximum approved for this property assuming a satisfactory owner-occupant mortgagor. The maximum amount and term in the heading may be changed depending upon FHA's rating of the borrower, his income and credit.</p> <p>(b) NONOCCUPANT MORTGAGORS: If the mortgagor does not occupy the house, the law limits the maximum mortgage amount to not to exceed 85% of the maximum amount available to an eligible mortgagor who will occupy the house (85% of value if Sec. 203(i) or 221). In the case of nonoccupant mortgagors, the firm commitment when issued will reduce the mortgage amount and terms below that stated in the heading.</p> <p>(c) COMMITMENT CHANGES: The Commissioner may, upon request of the approved mortgagee, change the mortgage amount and term set forth in the heading.</p> <p>2. FIRM COMMITMENT:—A firm commitment to insure a loan will be issued upon receipt of an Application for Credit Approval, FHA Form 2900, executed by an approved mortgagee and a borrower satisfactory to the Commissioner.</p> <p>3. COMMITMENT TERM: This commitment shall expire SIX MONTHS from the issue date in the case of an EXISTING HOUSE or ONE YEAR from its date in the case of PROPOSED CONSTRUCTION. (FHA classifies all cases as either "EXISTING" or "PROPOSED" for the purpose of determining when a commitment expires. Accordingly, a house, even though still under construction, may be classified as an existing house if it was not approved by FHA or VA prior to the beginning of construction.)</p> <p>4. CANCELLATION:—This commitment may be cancelled after 60 days from the date of issuance if construction has not started, unless the mortgagee has disbursed loan proceeds.</p> <p>5. PROPERTY STANDARDS:—All construction, repairs, or alterations proposed in the application or on the drawings and specifications returned herewith, shall equal or exceed the FHA Minimum Property Standards.</p>		
SPECIFIC COMMITMENT CONDITIONS (Applicable when checked)		
<p>1. HEALTH AUTHORITY APPROVAL:—Execution of Form 2573 by <input type="checkbox"/> the Health Authority indicating approval of the water supply and/or sewage disposal installation is required. (Approval by letter or Health Authority Form may be used.)</p> <p>2. TERMITE CONTROL:—(a) EXISTING HOUSE - Furnish certificate from a licensed, reputable termite control operator that the house shows no evidence of infestation and in his opinion is free of termites. (b) PROPOSED CONSTRUCTION - Furnish original and two copies of Termite Soil Treatment Guarantee FHA Form 2052.</p> <p>3. SUBDIVISION REQUIREMENTS:—Comply with Requirements <input type="checkbox"/> No. _____ from Report dated _____ for _____ Subdivision.</p> <p>4. EQUIPMENT IN VALUE:—The mortgagors shall acknowledge the <input type="checkbox"/> following equipment as part of the mortgaged property and fully paid for: _____</p> <p>5. BUILDER'S WARRANTY:—The builder shall execute FHA Form <input type="checkbox"/> 2544, Builder's Warranty.</p> <p>6. PROPERTY INSPECTIONS:—A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:</p> <p>(a) ALL PROPOSED CONSTRUCTION CASES:</p> <p>(1.) <input type="checkbox"/> At least two work days before "beginning of construction."</p> <p>(2.) <input type="checkbox"/> When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible.</p> <p>(3.) <input type="checkbox"/> When construction completed and property ready for occupancy.</p> <p>(b.) <input type="checkbox"/> REPAIRS: Notify FHA upon completion of required repairs.</p> <p>(c.) <input type="checkbox"/> CERTIFICATE OF COMPLETION: A certificate stating that the mortgagee has examined the proposed or required repairs and that they have been satisfactorily completed will be accepted.</p> <p>7. VA INSPECTIONS:—Furnish a copy of a clear VA final report. <input type="checkbox"/></p> <p>8. ASSURANCE OF COMPLETION:—If the required repairs cannot be completed prior to submission of closing papers, a Form 2300 escrow in the amount of \$ _____ (or such additional amount as the lender desires) may be established as the means to assure completion.</p> <p>9. SEE SPECIAL CONDITION:—No.(s) below on attached sheet. <input type="checkbox"/></p>		
<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;">SUBMIT WATER ANALYSIS FROM LOCAL HEALTH AUTHORITY FOR FHA APPROVAL. ANALYSIS MUST CONTAIN BACTERIOLOGICAL AND CHEMICAL TESTS AS WELL AS THE AMOUNTS OF ABS DETERGENTS, NITRATES AND FREE AMMONIA.</div> <div style="margin-top: 20px; text-align: left;"><i>11/16 30000</i></div>		

Newburgh Savings Bank
94 Broadway
Newburgh, New York 12550

Value (Excl. Cl. Costs) .. \$	34000	Fire Ins. \$	7.00
Closing Costs	1500	Taxes	55.00
FHA VALUE	35000	Main. & Repairs \$	12.00
COMMITMENT ISSUED BY (Authorized Agent)		Heat & Utilities \$	
COMMITMENT		46.00	
Issued: <u>March 18</u> 1969			
Expires: <u>March 18</u> 1970			
<input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED			
(See Gen. Cond. #3)			
Improved Floor Area <u>2490</u> Sq. Ft.			

COMMITMENT TERMS MAX. MORT. AMT. \$ 30000 NO. MOS. 360 MAX. INTEREST 6 7/8 %

INFORMATION

The estimates of fire insurance, taxes, maintenance/repairs, heat/utilities and closing costs are furnished for mortgagee's and mortgagor's information. They may be used to prepare FHA Form 2900, Application for Credit Approval, when a firm commitment is desired.

GENERAL COMMITMENT CONDITIONS

1. MAXIMUM MORTGAGE AMOUNT AND TERMS -

(a) **OCCUPANT MORTGAGORS:** The mortgage amount and term set forth in the heading are the maximum approved for this property assuming a satisfactory owner-occupant mortgagor. The maximum amount and term in the heading may be changed depending upon FHA's rating of the borrower, his income and credit.

(b) **NONOCCUPANT MORTGAGORS:** If the mortgagor does not occupy the house, the law limits the maximum mortgage amount to not to exceed 85% of the maximum amount available to an eligible mortgagor who will occupy the house (85% of value if Sec. 203(i) or 221). In the case of nonoccupant mortgagors, the firm commitment when issued will reduce the mortgage amount and terms below that stated in the heading.

(c) **COMMITMENT CHANGES:** The Commissioner may, upon request of the approved mortgagee, change the mortgage amount and term set forth in the heading.

2. **FIRM COMMITMENT:**—A firm commitment to insure a loan will be issued upon receipt of an Application for Credit Approval, FHA Form 2900, executed by an approved mortgagee and a borrower satisfactory to the Commissioner.

3. **COMMITMENT TERM:** This commitment shall expire SIX MONTHS from the issue date in the case of an EXISTING HOUSE or ONE YEAR from its date in the case of PROPOSED CONSTRUCTION, (FHA classifies all cases as either "EXISTING" or "PROPOSED" for the purpose of determining when a commitment expires. Accordingly, a house, even though still under construction, may be classified as an existing house if it was not approved by FHA or VA prior to the beginning of construction.)

4. **CANCELLATION:**—This commitment may be cancelled after 60 days from the date of issuance if construction has not started, unless the mortgagee has disbursed loan proceeds.

5. **PROPERTY STANDARDS:**—All construction, repairs, or alterations proposed in the application or on the drawings and specifications returned herewith, shall equal or exceed the FHA Minimum Property Standards.

SPECIFIC COMMITMENT CONDITIONS (Applicable when checked)

1. **HEALTH AUTHORITY APPROVAL:**—Execution of Form 2573 by ☐ the Health Authority indicating approval of the water supply and/or sewage disposal installation is required. (Approval by letter or Health Authority Form may be used.)

2. **TERMITE CONTROL:**—(a) **EXISTING HOUSE** - Furnish certificate ☐ from a licensed, reputable termite control operator that the house shows no evidence of infestation and in his opinion is free of termites. (b) **PROPOSED CONSTRUCTION** - Furnish original and two copies of Termite Soil Treatment Guarantee FHA Form 2052.

3. **SUBDIVISION REQUIREMENTS:**—Comply with Requirements ☐ No. _____ from Report dated _____ for _____ Subdivision.

4. **EQUIPMENT IN VALUE:**—The mortgagors shall acknowledge the ☐ following equipment as part of the mortgaged property and fully paid for: _____

5. **BUILDER'S WARRANTY:**—The builder shall execute FHA Form ☐ 2544, Builder's Warranty.

6. **PROPERTY INSPECTIONS:**—A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:

(a) **ALL PROPOSED CONSTRUCTION CASES:**

- (1.) ☐ At least two work days before "beginning of construction."
(2.) ☐ When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible.
(3.) ☐ When construction completed and property ready for occupancy.

(b) ☐ **REPAIRS:** Notify FHA upon completion of required repairs.

(c) ☐ **CERTIFICATE OF COMPLETION:** A certificate stating that the mortgagee has examined the proposed or required repairs and that they have been satisfactorily completed will be accepted.

7. **VA INSPECTIONS:**—Furnish a copy of a clear VA final report. ☐

8. **ASSURANCE OF COMPLETION:**—If the required repairs cannot be completed prior to submission of closing papers, a Form 2300 escrow in the amount of \$ _____ (or such additional amount as the lender desires) may be established as the means to assure completion. ☐

9. **SEE SPECIAL CONDITION:**—No.(s) below on attached sheet. ☐

SUBMIT WATER ANALYSIS FROM LOCAL HEALTH AUTHORITY FOR FHA APPROVAL.
ANALYSIS MUST CONTAIN BACTERIOLOGICAL AND CHEMICAL TESTS AS WELL AS THE AMOUNTS OF ABS DETERGENTS, NITRATES AND FREE AMMONIA.

MAX MTG 30,000,-
30 years -

Send to
Evening News 10/31/69

36 ANA ANGELA
BENEDETTO ~~ANGELA~~ D'ANGELO

OPERATION OF A
BARBER SHOP

III

48-7

273 QUASSACK AVE,
NEW WINDSOR, N.Y.

17th NOVEMBER 69
New Windsor School 8:00

LOUISE A. BUDNEY